080.0	0001	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	576,900 /	576,900
					USE VALUE:	576,900 /	576,900
					ASSESSED:	576,900 /	576,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
351		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIFFIN TIMOTHY & JANICE	
Owner 2:		
Owner 3:		
Street 1:	351 SUMMER ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	CARLSON CHRISTOPHER -
Owner 2:	SIEKMAN JAIME -
Street 1:	351 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,480 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5480.000	208,700		368,200	576,900
Total Card	0.126	208,700		368,200	576,900
Total Parcel	0.126	208,700		368,200	576,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 500.78 | /Parcel: 500.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 49478
GIS Ref:
GIS Ref:
Insp Date: 10/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 080.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	208,800	0	5,480.	368,200	577,000	577,000	Year End Roll	12/18/2019
2019	101	FV	188,700	0	5,480.	373,400	562,100	562,100	Year End Roll	1/3/2019
2018	101	FV	194,800	1600	5,480.	278,800	475,200	475,200	Year End Roll	12/20/2017
2017	101	FV	194,800	1600	5,480.	252,500	448,900	448,900	Year End Roll	1/3/2017
2016	101	FV	194,800	1600	5,480.	241,900	438,300	438,300	Year End	1/4/2016
2015	101	FV	184,100	1600	5,480.	205,100	390,800	390,800	Year End Roll	12/11/2014
2014	101	FV	184,100	1600	5,480.	194,600	380,300	380,300	Year End Roll	12/16/2013
2013	101	FV	184,100	1600	5,480.	185,100	370,800	370,800		12/13/2012

!6483!

PRINT

Date	Time
12/10/20	21:15:27

LAST REV

Date	Time
09/22/20	08:18:35

danam

USER DEFINED

Prior Id # 1:	49478
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6483

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARLSON CHRIST	58000-151		12/2/2011		340,000	No	No		
CARLSON NORMA J	53371-308		8/12/2009	Family	1	No	No		
CARLSON IRVING	30980-362		12/21/1999	Family	1	No	No		
	19452-343		11/1/1988		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/8/2020	583	Solar Pa	7,754	C				
6/22/2012	784	Re-Roof	7,300					
9/2/2003	730	Redo Kit	11,890	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	CC	Chris C
6/26/2012	Measured	BR	B Rossignol
3/2/2012	MLS	EMK	Ellen K
5/28/2009	Measured	189	PATRIOT
8/24/2005	Permit Visit	BR	B Rossignol
3/31/2000	Inspected	263	PATRIOT
1/10/2000	Mailer Sent		
1/10/2000	Measured	276	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5480		Sq. Ft.	Site		0	70.	0.96	5			Med. Tr	-10					368,171						368,200	

Total AC/HA:	0.12580	Total SF/SM:	5480	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	368,171	Spl Credit		Total:	368,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	302489
Depreciation:	93772
Depreciated Total:	208718

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

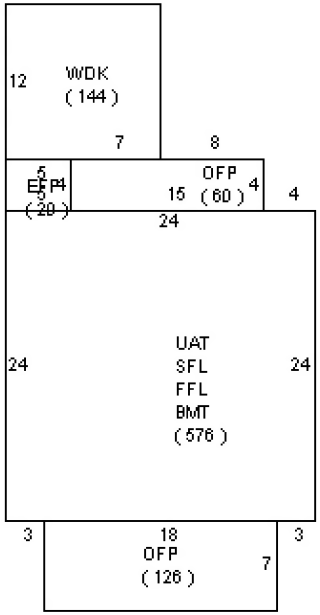
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	93.92
Final Total:	208700	Val/Su SzAd	181.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	576	49.610	28,577
FFL	First Floor	576	165.380	95,256
SFL	Second Floor	576	165.380	95,256
OFP	Open Porch	186	24.860	4,625
UAT	Upper Attic	144	66.150	9,526
WDK	Deck	144	12.690	1,827
EFP	Enclos Porch	20	71.150	1,423
	Net Sketched Area:	2,222	Total:	236,490
Size Ad	1152	Gross Are	2654	FinArea 1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

080.0-0001-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	